

13
30

AVENUE OF THE
AMERICAS

INNOVATORS



INFLUENCING



A modern office lounge area featuring four black leather armchairs with white metal frames arranged around a circular black coffee table. The coffee table holds a small vase with dried flowers and a glass. The background consists of a large glass wall that reflects the office interior, including desks and chairs. The ceiling has long, horizontal light fixtures. The overall aesthetic is minimalist and professional.

THE ART OF CULTURE & TECHNOLOGY

BUILDING AMENITIES



ENGAGE

Tenant engagement program including in-building yoga classes, coffee bar pop-ups, and access to specialized speaker events

CONNECT

On-site management with internet-based tenant work order system and visitor processing system

ACTIVATE

Cosmetic lobby upgrades with new lighting, artwork, furnishings, and tenant programming

MEET

Conference and gathering space available to tenants on a first-come, first-serve basis
Meeting space for up to 20 people
Coffee bar and designated area for in-room catering

WORXWELL

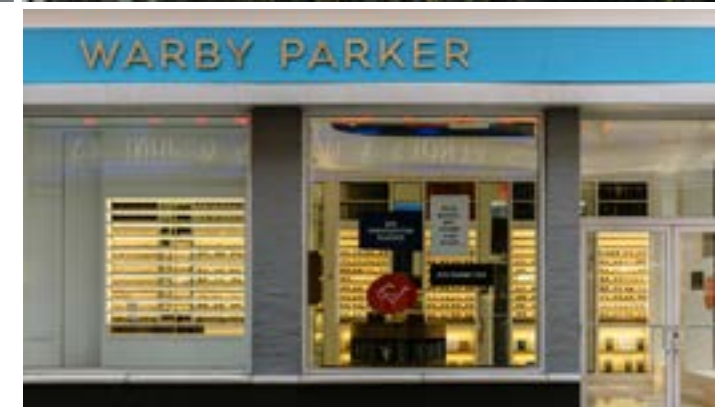
WorxWell provides flexible and sophisticated, fully furnished, wired, and technology-equipped suites



Uniquely modern and yet classic, Midtown Manhattan offers a world class environment with a blend of intimate dining and shopping experiences. Whether you like to rejuvenate with a green smoothie or celebrate with a Wagyu steak, there's something for everyone.



An epicenter all its own, Midtown Manhattan is where the local harmonizes with the global. With sophistication at every turn, discover in real-time the surge of ideas and ambitions inspired by this historic and avant-garde neighborhood.



BUILDING HEALTH PRACTICES

ABUNDANT HYGIENE SUPPLIES AND REPLENISHMENT

A dedicated RXR Care Station located in the building lobby will provide face masks, gloves and hand sanitizer.

INCREASED CLEANING IN ALL COMMON AREAS

Property cleaning teams will be performing more frequent cleaning adhering to stricter cleaning protocols as well as routine deep cleanings.

ON-SITE SAFETY & WELLNESS CONCIERGE

Introducing a wellness concierge team powered by both on-site staff (RXO) and digital tools to support temperature scanning and other customer service needs. This team will be dedicated to ensure protocols and behavior changes are adhered to.

INDUSTRY LEADING SAFETY TECHNOLOGIES AND TOOLS

Powered by RxWell™, a suite of digital tools including the RxWell™ app, that will provide people with information about wellness initiatives and news in the building, ensure safe and simple access with a wellness questionnaire, and reduce congestion through work rotations and access to building data.

CLEAR SOCIAL DISTANCE MARKERS

Lobbies and elevators will have markers to instruct people where to stand to help maintain social distancing.

ENTRY AND EGRESS PROCEDURES

Directional signage in building lobbies will guide people and help maintain social distancing. Non-invasive thermal scanners will be present to take temperatures. Face masks will be required in all common spaces including building lobbies and elevator banks in tenant spaces.

ROUTINE COMMUNICATIONS

Powered by RxWell™, people will receive real time notifications on cleaning completions, building safety and wellness updates.

TENANT SPACE RE-PLANNING SERVICES

A comprehensive platform powered by a dedicated team of RXR Design and Construction professionals to facilitate tenant space needs during this time, including supplies, furniture, storage and layout considerations conducive to a healthy and safe work environment.

INCREASED FILTRATION AND AIR CIRCULATION

MERV-13 air filters provide 95% removal efficiency of bacteria and virus carriers and fresh air exchanges exceed industry standards.

PARKING GARAGE

Three (3) below-ground parking levels with valet parking accommodate approximately 225 cars. Access from ramps on W 53rd and W 54th Streets.



PROPERTY SPECIFICATIONS SUMMARY

PROPERTY FEATURES

- 459,500 total square feet
- 40 floors
- Typical floor plates size ranging from: 10,400 – 16,550 square feet
- Newly designed plaza paved in rich granite
- Sophisticated lobby featuring marble, granite, and Knoll furnishings
- On-site property management
- Easily accessible to the 1, B, D, E, F, M subway lines
- New facade, entry, lobby and elevator cabs repositioned by Gensler and Moed de Armas & Shannon.

CEILING HEIGHTS

Slab-to-Slab- 10' 10" 1/2 Slab-to-Beam- 9' 9" 1/2

FLOOR LOADS

50 lbs. psf live load for tenant floors

BUILDING ACCESS

24 hours/7 days - dedicated reception service

HVAC HOURS

Monday-Friday 7am - 7pm; Saturday 8am - 1pm

SECURITY

Uniformed security guards control the concierge desk 24 hours a day, 7 days a week

ELECTRICAL

6 watts per usf demand load exclusive of base building air conditioning

EMERGENCY POWER

One 1,200 kilowatt diesel powered generator for fire and life safety, and base building back up

PARKING

Parking garage with valet attendants, accommodates approximately 225 cars

HVAC

The building is cooled by a central chilled water plant that includes two (2) York 900-ton high pressure steam turbine driven chillers located in the main mechanical room on the 41st floor. One (1), two (2) cell Marley 1800-ton induced draft cooling tower serves this equipment. Constant-flow air handlers, located on the 15th and 41st floors, supply conditioned air to all floors. Chilled water is circulated into two loop systems that serve the perimeter induction units of the building. These perimeter units have their own thermostats that control each office individually.

TELECOM

All floors have access to the building's fiber optics. The current telecommunication are Cogent, AT&T, Verizon FiOS, Spectrum, Century Link, and Zayo. Incoming service is at the cellar level with one (1) closet provided on each tenant floor. Spectrum TV is the cable provider.

ELEVATORS

- 3 low-rise Passenger Cars
- 3 mid-rise Passenger Cars
- 4 high-rise Passenger Cars
- 1 Freight Car serves
- Cellar through Floor 41

HEATING

Con Edison steam. Perimeter induction units can be controlled by individual thermostats located in all perimeter offices

SUPPLEMENTAL HVAC

A 215-ton Evapco cooling tower and a 225-ton Marley tower, located on the 15th floor setback, can provide condenser water for tenant supplemental air conditioning on a 24 hour/365 days per year basis. Tenant may purchase available condenser water at standard building rates.

ADDITIONAL BILLABLE SERVICES

Summer - Over time A/C \$450.00 per hour per zone
Winter - Over time Heat \$260.00 per hour per zone